

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>04-159</u>	<u>COSTCO WHOLESALE CORP.</u>
<u>04-162</u>	<u>AVOCADO HOMES CORPORATION</u>
<u>04-319</u>	<u>DARRYL MACK</u>
<u>04-321</u>	<u>MOHAMMED SHAFIQ ABID</u>

APPLICANT: COSTCO WHOLESALE CORP.

- (1) MODIFICATION of Condition #2 of Resolution Z-173-87 passed and adopted by the Board of County Commissioners and last modified by Resolution CZAB11-49-00, passed and adopted by Community Zoning Appeals Board #11, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Costco Wholesale,' as prepared by Douglas Mulvanny, Architects/Mulvanny Lee Architects, dated stamped received 5-3-00 and consisting of 2 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Costco (Store #89),' as prepared by Elangan Engineering and Environmental Services, and Mulvanny G2 Architecture, consisting of 5 sheets: Sheet 20.01 dated 3/8/04; Sheets L-1 and L-2 dated last revised 9/22/04; Sheet DD2.1-18 dated 1/19/04; and Sheet DD3.1-05 dated 12/3/03."

- (2) MODIFICATION of plans approved pursuant to Resolution 4-ZAB-223-92, passed and adopted by the Zoning Appeals Board and last modified by Resolution CZAB11-2-99, passed and adopted by Community Zoning Appeals Board #11, reading as follows:

FROM: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Costco Wholesale Building Addition Kendall,' as prepared by SDA Shah Drotos & Assoc., consisting of five sheets, dated Oct. 9, 1998, 'Concept Site Plan,' as prepared by Mulvanny Partnership, dated 7-15-98 and consisting of three sheets."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Costco (Store #89),' as prepared by Elangan Engineering and Environmental Services, and Mulvanny G2 Architecture, consisting of 5 sheets: Sheet 20.01 dated 3/8/04; Sheets L-1 and L-2 dated last revised 9/22/04; Sheet DD2.1-18 dated 1/19/04; and Sheet DD3.1-05 dated 12/3/03."

- (3) MODIFICATION of Paragraph #1 of Declaration of Restrictions recorded in the Official Record Book #13351, Pages 138 – 140, and last modified by the Declaration of Restrictions recorded in Official Record Book #18862, Pages 1957-1968, approved by Resolution CZAB11-2-99, reading as follows:

FROM: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Costco Wholesale Building Addition Kendall,' as prepared by SDA Shah Drotos & Assoc., consisting of five sheets, dated Oct. 9, 1998, 'Concept Site Plan,' as prepared by Mulvanny Partnership, dated 7-15-98 and consisting of three sheets."

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APPLICANT: COSTCO WHOLESALE CORP.

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TO: "1. That said property shall be developed substantially in accordance with the spirit and intent of the plans submitted for the hearing entitled 'Kendall Costco (Store #89),' as prepared by Elangan Engineering and Environmental Services, and Mulvanny G2 Architecture, consisting of 5 sheets: Sheet 20.01 dated 3/8/04; Sheets L-1 and L-2 dated last revised 9/22/04; Sheet DD2.1-18 dated 1/19/04; and Sheet DD3.1-05 dated 12/3/03."

The purpose of these requests is to allow the applicant to modify previously approved plans to show additions and relocation of the existing tire sale area and installation area, liquor package store and construction of a new pharmacy area.

- (4) SPECIAL EXCEPTION to permit the relocation of a liquor package store within 300' from the previous location.
- (5) Applicant is requesting to permit a landscape open space of 13.9% (14% minimum required).
- (6) Applicant is requesting to permit 517 parking spaces (521 parking spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 - #3 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #5 & #6 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": A portion of the SW ¼ of the NW ¼ of the NW ¼ of Section 2, Township 55 South, Range 39 East, being more particularly described as follows: Commence at the Northwest corner of the NW ¼ of said Section 2; thence S00°09'17"W along the west line of the said NW ¼ for 660.65' to the Northwest corner of the said SW ¼ of the NW ¼ of the NW ¼; thence N89°42'24"E along the north line of the said SW ¼ of the NW ¼ of the NW ¼ for 110' to the Point of beginning of the following described parcel of land: thence continue N89°42'24"E along the last described course for 496.18' to a point on the W/ly right-of-way line of Lindgren Road Canal; thence S00°08'58"W along said canal right-of-way for .75'; thence S02°16'13"E along said canal right-of-way for 439.12'; thence S89°41'16"W along a line 1,100' south of and parallel with the north line of the said NW ¼ of Section 2 for 530.77' to a point on a circular curve concave to the Northwest, said point bearing S85°34'48"E from the radius Point of the next described curve; thence NE/ly along the arc of said circular curve to the left having a radius of 5,884.65' and a central angle of 04°15'57" for an arc distance of 430.68' to the Point of tangency; thence N00°09'17"E for 9.65', said last two courses, being coincident with the E/ly right-of-way of S.W. 137th Avenue (Lindgren Road) to the Point of beginning. AND: A portion of the NW ¼ of Section 2, Township 55 South, Range 39 East, being more particularly described as follows:

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APPLICANT: COSTCO WHOLESALE CORP.

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Begin at the Point of intersection with the W/ly right-of-way line of Lindgren Road Canal, Official Records Book 5591, Page 20, and a line 1,100' south of and parallel with the north line of the NW ¼ of said Section 21; thence run S04°14'55"E along the W/ly right-of-way line of said Lindgren Road Canal for a distance of 305.82' to a point; thence run S87°44'38"W along a line 576.01' north of and parallel with the south line of the NW ¼ of the SW ¼ of the NW ¼ of said Section 2 for a distance of 573.35' to a point on the E/ly right-of-way line of S.W. 137 Avenue, Official Record Book 5591, Page 90. Said point lying and being on the arc of a circular curve concave to the Southeast, said point being N85°59'30"W from the radius point of the next described curve; thence run NE/ly along the arc of said circular curve to the right having a radius of 5,674.65' and a central angle of 00°14'38" for an arc distance of 24.1' to the Point of tangency; thence run N04°15'06"E for a distance of 100' to the Point of curvature of a circular curve to the left having a radius of 5,784.65'; thence run NE/ly along the arc of said curve to the left through a central angle of 01°48'43.5" for an arc distance of 182.95' to a point, said last three courses being coincident with the E/ly right-of-way line of S.W. 137th Avenue; thence run N87°42'55"E along a line 110' south of a parallel to the north line of the NW ¼ of said Section 2 for a distance of 530.84' to the Point of beginning. AND: PARCEL "B": A portion of the NW ¼ of the SW ¼ of the NW ¼ of Section 2, Township 55 South, Range 39 East, being particularly described as follows:

Begin at the intersection of the north line of the north 222.34' of the south 576.01' of the said NW ¼ of the SW ¼ of the NW ¼ of Section 2 with the W/ly right-of-way line of the Lindgren Road Canal, Official Records Book 5561, Page 20; thence from the above established Point of beginning, run S04°14'58"E along the said W/ly right-of-way line of the Lindgren Road Canal for 222.47' to the south line of the said north 222.34' of the south 576.01' of the NW ¼ of the SW ¼ of the NW ¼ of Section 2; thence S87°44'38"W along the said south line of the north 222.34' of the south 576.01' of the NW ¼ of the SW ¼ of the NW ¼ of Section 2 for 191.57'; thence N02°15'22"W for 222.34' to the said north line of the north 222.34' of the N87°44'38"E along the said north line of the north 222.34' of the south 576.01' of the NW ¼ of the SW ¼ of the NW ¼ of Section 2 for 184.14' to the Point of beginning.

LOCATION: 9191 S.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.053 Acres

PRESENT ZONING: BU-1A (Business – Limited)
OPD (Office Park District)
RU-3 (Four Unit Apartment)
RU-3M (Minimum Apartment House 12.9 units/net acre)

APPLICANT: AVOCADO HOMES CORPORATION

AU, EU-M & RU-1 to RU-1M(a)

SUBJECT PROPERTY: The south 160.54' of the north 642.61' of the west ¼ of the SW ¼ of Section 33, Township 55 South, Range 39 East, subject to a dedication of the west 35' thereof to Miami-Dade County for road purposes as reflected in that right-of-way deed filed 8/30/39, in Deed Book 1996, Page 238. The south 160.4' of the north 963.48' of the west ¼ of the SW ¼ of Section 33, Township 55 South, Range 39 East, subject to a dedication of the west 35' thereof to Miami-Dade County for road purposes as reflected in that right-of-way deed filed 8/30/39, in Deed Book 1996, Page 238. The north 160.47' of the north 803.08' of the west ¼ of the SW ¼ of Section 33, Township 55 South, Range 39 East, subject to a dedication of the west 35' thereof to Miami-Dade County for road purposes as reflected in the right-of-way deed filed 8/30/39, in Deed Book 1998, Page 238. The south 160.69' of the north 321.45' of the west ¼ of the SW ¼, less the 35' thereof for right-of-way; and the south 160.82' of the north 482.07' of the west ¼ of the SW ¼, less the west 35' thereof for right-of-way, in Section 33, Township 55 South, Range 39 East.

LOCATION: Lying approximately 160' south of S.W. 176 Street & east of S.W. 157 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 12.5 Acres

AU (Agricultural – Residential)
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)
RU-1 (Single Family Residential)
RU-1M(a) (Modified Single Family, 5,000 sq. ft. net)

HEARING NO. 05-2-CZ11-3 (04-319)

33-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: DARRYL MACK

Applicant is requesting to permit an addition to a townhouse residence setback 5' (20' required/14' previously approved) from the rear (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition to Residence for Mr. Darryl Mack," as prepared by Allan Ira Bass, Architect, consisting of 3 pages and dated 7/27/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 20, CUSAL SUBDIVISION, Plat book 111, Page 29.

LOCATION: 15339 S.W. 80 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 35' x 78'

PRESENT ZONING: RU-3M (Minimum Apartment House 12.9 units/net acre)

HEARING NO. 05-2-CZ11-4 (04-321)

12-55-39
Council Area 11
Comm. Dist. 9

APPLICANT: MOHAMMED SHAFIQ ABID

- (1) Applicant is requesting to permit a single-family residence setback a minimum of 12.2' (25' required/13.2' previously approved) from the rear (east) property line.
- (2) Applicant is requesting to permit a single-family residence with a lot coverage of 41.15% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Legalization for Mr. Mohammed S. Abid & W. Parveen," as prepared by E. C. and Associates and dated 7/12/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 49, Block 21, DEVON-AIRE ESTATES, SECTION FIVE, Plat book 107, Page 15.

LOCATION: 11825 S.W. 119 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,500 sq. ft.

PRESENT ZONING: RU-3M (Minimum apartment House 12.9 units/net acre)